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PLAT OF NATURE TRAILS, IN THE CITY OF MILFORD, DICKINSON COUNTY, IOWA

PROPRIETORS' CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:

Eastview, Inc. has caused a tract of land shown in the Plat of Survey of Nature Trails Subdivision, which is hereto attached, and legally described as:

Parcel E in the South One-Half of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southeast Quarter in Section 31, Township 99 North, Range 36 West of the 5th P.M., in the City of Milford, Dickinson County, Iowa, as the same appears in a Plat of Survey by John L. Franklin, II, P.E./L.S., John Franklin Engineering, dated September 17, 2005 and filed December September 20, 2005 at Survey Record Book 12, Page 163 of the Dickinson County Recorder's Office;

to be surveyed, staked and platted as shown and set forth in and by the **attached Plat and the Certificate(s) by James R. Blum, L. S., Jim Blum Surveying**, who surveyed, staked and platted the same. The Plat has been prepared with Eastview, Inc.'s free consent and in accordance with the desires of Eastview, Inc., the proprietor and owner; the premises herein described shall now be known as the Plat of Nature Trails and said Plat is now officially filed and placed on the public record.

Eastview, Inc. is the sole owner of the above-described property. Said Plat consists of fifty six (56) lots, numbered Lots 1 through 56 and Outlots 1 through 6, as set out in the Plat attached hereto and by this reference made a part hereof, together with the notes of the surveyor and engineer locating the corners of said lots with references to the streets therein.

The undersigned(s) certifies that the area platted is free and clear of all taxes and special assessments and unredeemed sales taxes; that it is free from judgments, mechanic's liens, and other liens or encumbrances; other than a first mortgage held by Northwest Federal Savings Bank **(the Northwest Federal Savings Bank's consent to the platting is attached hereto and made a part hereof)**; that title of record as reflected by the County Recorder's Office records is in the name of Eastview, Inc. and that there are no claims, recorded or unrecorded against the area platted.

Certificates of the County Assessor, County Treasurer, County Auditor, are attached hereto. Resolutions of the City of Milford, Iowa and the City of Milford, Iowa Planning and Zoning Commission are also attached hereto.

All property in said Plat shall be used for single-family residential purposes with the exception of Lot 1, 2, 3 and 38 which may be used for multi-family residential purposes; all other Lots shall be part of the "RS" Single Family Residential district under the City of Milford, Iowa Zoning Ordinance. Lot 1, 2, 3 and 38 shall be part of the "2RM" Residential Multi-Family district under the City of Milford, Iowa Zoning Ordinance. Permits for the construction or improvement of any building on any of the land in this Plat shall be obtained from the City of Milford, Iowa Zoning Officer and said construction or improvement shall comply with all requirements of the Zoning Ordinances of the City of Milford, Iowa.

DEDICATION

The streets, avenues, lanes, and drives shown in the Plat (with the exception of any streets, avenues or lanes, if any, located within Lots 38, 1, 2, and 3) are hereby dedicated to the City of Milford, Iowa and to the public for street purposes. To further

supplement this dedication to the City of Milford of the streets, avenues, lanes and drives shown in the Plat, the undersigneds have executed a quit claim deed conveying that part of 202nd Street, which was included in Parcel E described in the James R. Blum Survey ("Blum Survey") attached hereto and is on the north part of the Plat of Nature Trails as shown in said Blum Survey (this part of 202nd Street was previously conveyed to Dickinson County, Iowa by easement); Kuchel Trail; 32nd Court; Quail Hollow Circle; 34th Street to a line commencing on the northwestern corner of Lot 23, thence northwest to the intersection with the southeasterly line of Lot 22, and 33rd Street to a line commencing on the northwest corner Lot 54, north to the south most corner of Lot 55; all as shown in the Blum Survey.; all as shown in the Blum Survey attached hereto.

BUILDING SET BACK LINES

Setback lines are tabulated on the final James R. Blum Survey Plat hereto attached. Currently, pursuant to the Milford City's Ordinances, all lots located in the single family residential district, have a minimum area of 10,000 square footage, minimum of 80 feet wide, with a minimum front yard setback of 30 feet, minimum side yard of 7 feet and minimum rear yard of 20 feet; all lots located in the multi-family residential district, have a minimum area of 7,500 square feet, minimum of 60 feet wide, with a minimum front yard setback of 25 feet, minimum side yard of 5 feet, and minimum rear yard of 25 feet; however, without thereby limiting, all building setback lines shall be governed by the provisions of the City of Milford, Iowa, Zoning Ordinances, as amended. However, even though the City of Milford's Ordinances only require a side yard setback of 7 feet in the single family residential district, as a restrictive covenant of this platting, the side yard setback for all lots located in the single family residential district shall be a minimum of 10 feet.

EASEMENTS AND OTHER RESTRICTIONS

Easements are as shown on the Final Survey Plat of Nature Trails, Milford, Iowa, attached hereto, including without thereby limiting, 10 foot utilities easements are provided along all street right-of-ways, not all are drawn; Lots 39 and Outlots 2, 3, 4 and 5 are permanent wetland easement with 20 foot drainage easement beyond into lots; Outlot 1 is private park for all lot owners with Nature Trails Subdivision (Outlot 1, designated as "Nature View Park" in the James R. Blum Plat of Survey, is a private park for all the Lots Owners of the Plat, and at this time is a Common Area to be maintained by the Association and not dedicated to the City of Milford, Iowa).

Drainage and other easements and notations shown in the James R. Blum Plat of Survey, not specifically recited herein, which, by this reference, are incorporated herein as if fully set forth herein.

Basement depth restrictions: Basements on Lots 1 through 20 shall be above elevation 1454.20; basements on Lots 21, 22 and around Outlot 2 shall be above elevation 1455.00; basements on Lots 23 through 30 and around Outlot 1 shall be above elevation 1454.50; basements around Outlots 3 and 4 shall be above elevation 1451.00; basements on Lots 49 through 54 and around Outlot 6 shall be above elevation 1450.50 (elevations area based on USGS NAVD 1929 DATUM).

LEGAL DESCRIPTION OF PLAT OF NATURE TRAILS, MILFORD, DICKINSON COUNTY, IOWA

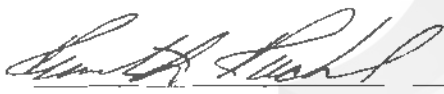
Parcel E: in the South One-Half of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southeast Quarter in Section 31, Township 99 North, Range 36 West of the 5th P.M., in the City of Milford, Dickinson County, Iowa, as the same appears in a Plat of Survey by John L. Franklin, II, P.E./L.S., John Franklin Engineering, dated September 17,

2005 and filed December September 20, 2005 at Survey Record Book 12, Page 163 of the Dickinson County Recorder's Office, hereinafter known as Lots 1 through 56 and Outlots 1 through 6, of the Plat of Nature Trails, in the City of Milford, Dickinson County, Iowa.

RESTRICTIVE COVENANTS

In addition to the requirements of the City of Milford, Iowa's Ordinances, as amended, the **attached DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** shall be in effect for all lots located in said Plat of Nature Trails, in the City of Milford, Dickinson County, Iowa.

IN WITNESS WHEREOF, I subscribe my name this 29th day of September, 2005.



Kenneth Kuchel, President

STATE OF IOWA, COUNTY OF DICKINSON, ss:

On this 29th day of September, 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared KENNETH KUCHEL to me personally known, who, being by me duly sworn, did say that he is the PRESIDENT of said corporation and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and he acknowledged the execution of said instrument to be the voluntary act and deed of the corporation by it and by him voluntarily/executed.

Notary Public in and for said State

